145.0	0003	0002.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	867,600	/	867,600
USE VALUE:	867,600	/	867,600
ASSESSED:	867,600	/	867,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
173		SPRING ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	OUELLETTE MARY F & ROBERT L JR
Owner 2:	OUELLETTE ROBERT M
Owner 3:	
Street 1:	77 RIDGE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	OUELLETTE MARY F & ROBERT L JR -
Owner 2:	TRS/MARY F OUELLETTE REV TRUST -
Street 1:	77 RIDGE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .122 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1940, having primarily Wood Shingle Exterior and 2635 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5333.000	397,700	5,900	464,000	867,600
Total Card	0.122	397,700	5,900	464,000	867,600
Total Parcel	0.122	397,700	5,900	464,000	867,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 329.32 /Parcel: 329.32

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 94962

GIS Ref

GIS Ref

Insp Date 12/31/08

!11325!

PREVIOUS ASSESSMENT

Parcel ID 145.0-0003-0002.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	397,700	5900	5,333.	464,000	867,600		Year end	12/23/2021
2021	101	FV	385,400	5900	5,333.	464,000	855,300		Year End Roll	12/10/2020
2020	101	FV	385,500	5900	5,333.	464,000	855,400	855,400	Year End Roll	12/18/2019
2019	101	FV	286,900	6000	5,333.	435,000	727,900	727,900	Year End Roll	1/3/2019
2018	101	FV	286,900	6000	5,333.	359,600	652,500	652,500	Year End Roll	12/20/2017
2017	101	FV	286,900	6000	5,333.	330,600	623,500	623,500	Year End Roll	1/3/2017
2016	101	FV	268,300	3700	5,333.	301,600	573,600	573,600	Year End	1/4/2016
2015	101	FV	224,000	3700	5,333.	295,800	523,500	523,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	12:19:24

LAST REV

Date	Time
04/26/21	13:49:35
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11325

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
OUELLETTE MARY	77152-42	1	3/5/2021	Convenience	99	No	No		
OUELLETTE ROBER	73461-437	1	10/16/2019	Convenience	99	No	No		
OUELLETTE MARY	73424-527	1	10/8/2019	Convenience	99	No	No		
OUELLETTE ROBER	67940-583		9/1/2016	Convenience	1	No	No		
OUELLETTE ROBER	67940-580		9/1/2016	Convenience	1	No	No		
OUELLETTE ROBER	66702-358		1/21/2016	Convenience	99	No	No		
OTREMBA ROWENA	64611-553		12/5/2014		555,000	No	No		
FREDERICK ANNE	31588-333		7/7/2000	Family	377,900	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/18/2015	1139	Det. Gar	24,500		8/18/2015			Repair existing ga
7/7/2015	882	Alterati	27,000		7/7/2015			Internal and exter
12/30/2014	1756	Dormers	40,000					Add 3rd floor dorm

ACTIVITY INFORMATION

Date	Result	By	Name
7/28/2016	Left Notice	DGM	D Mann
7/28/2016	Permit Visit	DGM	D Mann
12/31/2008	Meas/Inspect	294	PATRIOT
11/3/2000	MLS	MM	Mary M
12/1/1999	Mailer Sent		
11/17/1999	Entry Denied	263	PATRIOT
2/1/1992		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	94962
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5333		Sq. Ft.	Site		0	80.	1.09	9									463,992						464,000	

Total AC/HA:	0.12243	Total SF/SM:	5333	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	463,992	Spl Credit		Total:	464,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1940	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G17	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	5 - Lino/Vinyl	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.04855752
Const Adj.:	0.98604006
Adj $ / SQ:	134.410
Other Features:	91674
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	488603
Depreciation:	90880
Depreciated Total:	397723

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

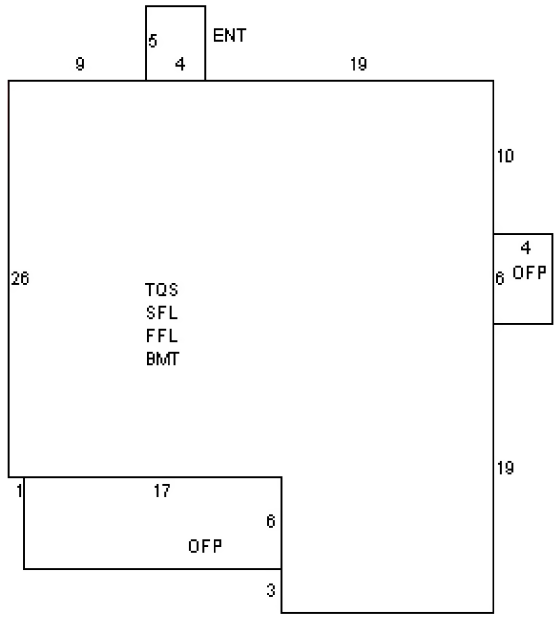
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	134.41
Special Features:	0	Val/Su Net:	106.37
Final Total:	397700	Val/Su SzAd	150.96

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	958	40.320	38,629
FFL	First Floor	958	134.410	128,764
SFL	Second Floor	958	134.410	128,764
TQS	3/4 Story	719	134.410	96,573
OFP	Open Porch	126	29.180	3,677
ENT	ENTRY	20	26.030	521

	Net Sketched Area:	3,739	Total:	396,928	
Size Ad	2634.5	Gross Area	3978	FinArea	2635

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

145.0-0003-0002.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X20	A	AV	2015	25.42	T	3.2	101			5,900			5,900

More:	N	Total Yard Items:	5,900	Total Special Featues:		Total:	5,900

IMAGE

AssessPro Patriot Properties, Inc